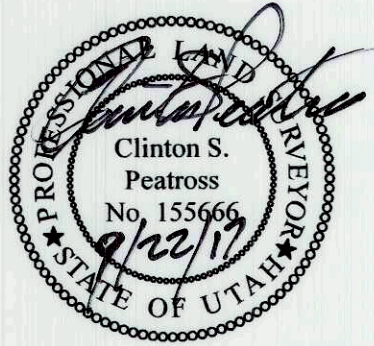


MOUNTAINS WEST  
LAND • INVESTMENT • RANCHES

RECORD OF SURVEY  
AND  
BOUNDARY LINE ADJUSTMENT  
FOR  
MOUNTAINS WEST RANCHES

LOCATED IN SECTION 26  
TOWNSHIP 3 SOUTH, RANGE 9 WEST  
UINTAH SPECIAL BASE AND MERDIAN  
DUCHESNE COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify to Tren, Treaven, and Travis Grant, with Mountains West Ranches, a J.T. Grant Co., Inc., that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and in accordance with Section 17-23-17 of the UCA, have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as prescribed on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat.

ORIGINAL PROPERTY DESCRIPTIONS  
ACCORDING TO THAT CERTAIN WARRANTY DEED  
RECORDED 26 MAY 2016, AS FOUND BY ENTRY #494515 AT PAGES 1 THROUGH 3

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 9 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 26:  
The South half of the Northwest quarter; the North half of the Southwest quarter; the West half of the Northeast quarter; the West half of the Northwest quarter of the Southeast quarter;  
EXCEPT: Part of Lots 11 and 12 of Sundown Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office.  
EXCEPT: 32.65 acres of the following description: Beginning at the Southeast corner of the West half of the Southwest quarter of the Northeast quarter of said section; thence South 169.37 feet along the East line of the West half of the Northwest quarter of the Southeast quarter to the East right of way line of County road in a curve to the left; thence Northwesterly 298.97 feet along said curve (having a central angle of 73°30'46", a radius of 233.02 feet and the chord bearing of North 53°35'24" West 278.88 feet); thence North 89°56'34" West 225.55 feet to a curve to the right; thence Northwesterly 54.34 feet along said curve (having a central angle of 11°39'40", a radius of 267 feet and chord bearing North 84°31'12" West 54.25 feet); thence North 78°41'22" West 173.43 feet to P.C. of a curve to the right; thence Northwesterly 228.36 feet along said curve (having a central angle of 49°00'16", a radius of 267 feet and a chord bearing of North 54°11'14" West 221.46 feet); thence North 29°41'07" West 613.69 feet to P.C. of a curve to the right; thence Northwesterly 240.08 feet along said curve (having a central angle of 24°15'37", a radius of 567 feet and a chord bearing North 17°33'18" West 238.29 feet); thence North 05°25'30" West 698.09 feet to P.C. of a curve to the right; thence Northerly 72.22 feet along said curve (having a central angle of 05°23'43", a radius of 767 feet and a chord bearing of North 02°43'39" West 72.20 feet); thence North 14°58'28" East 90.65 feet to the centerline of Current Creek at a point of record which is South 848.54 feet and East 2031.41 feet from the Northwest corner of said section; thence the following sixteen (16) courses along said creek centerline and South line of Sundown Ridge Subdivision: (1) South 69°39'34" East 96.89 feet; (2) thence South 12°27'51" East 99.30 feet; (3) thence South 25°51'34" West 91.86 feet; (4) thence South 14°37'49" West 61.40 feet; (5) thence South 49°51'47" East 162.29 feet; (6) thence North 81°52'31" East 45.69 feet; (7) thence North 59°33'05" East 101.95 feet; (8) thence South 88°00'13" East 111.22 feet; (9) thence North 75°58'22" East 95.92 feet; (10) thence North 52°25'06" East 141.89 feet; (11) thence North 70°19'13" East 130.40 feet; (12) thence North 67°19'29" East 129.20 feet; (13) thence North 51°43'43" East 241.23 feet; (14) thence North 14°43'28" East 127.45 feet; (15) thence South 74°45'17" East 99.44 feet; (16) thence South 31°42'38" East 167.77 feet, to the East line of the West half of the Northwest quarter of the Northeast quarter of said section; thence South 00°05'50" West 445.37 feet to the Southeast corner of said West half; thence South 00°05'50" West 1320.83 feet, to the beginning. Tax ID & APN: 3790 / 00-0009-2423

PARCEL 2: TOWNSHIP 3 SOUTH, RANGE 9 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 26: The North half of the Northwest quarter. EXCEPT: Part of Lots 11, 12, 18, and 19 and all of Lots 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, Sundown Ridge Subdivision, according to the official plat thereof as found in the office of the Duchesne County Recorders Office. EXCEPT: 9.33 acres of the following description: Beginning at the Southeast corner of the West half of the Southwest quarter of the Northeast quarter of said section; thence South 169.37 feet along the East line of the West half of the Northwest quarter of the Southeast quarter to the East right of way line of County road in a curve to the left; thence Northwesterly 298.97 feet along said curve (having a central angle of 73°30'46", a radius of 233.02 feet and the chord bearing of North 53°35'24" West 278.88 feet); thence North 89°56'34" West 225.55 feet to a curve to the right; thence Northwesterly 54.34 feet along said curve (having a central angle of 11°39'40", a radius of 267 feet and chord bearing North 84°31'12" West 54.25 feet); thence North 78°41'22" West 173.43 feet to P.C. of a curve to the right; thence Northwesterly 228.36 feet along said curve (having a central angle of 49°00'16", a radius of 267 feet and a chord bearing of North 54°11'14" West 221.46 feet); thence North 29°41'07" West 613.69 feet to P.C. of a curve to the right; thence Northwesterly 240.08 feet along said curve (having a central angle of 24°15'37", a radius of 567 feet and a chord bearing North 17°33'18" West 238.29 feet); thence North 05°25'30" West 698.09 feet to P.C. of a curve to the right; thence Northerly 72.22 feet along said curve (having a central angle of 05°23'43", a radius of 767 feet and a chord bearing of North 02°43'39" West 72.20 feet); thence North 14°58'28" East 90.65 feet to the centerline of Current Creek at a point of record which is South 848.54 feet and East 2031.41 feet from the Northwest corner of said section; thence the following sixteen (16) courses along said creek centerline and South line of Sundown Ridge Subdivision: (1) South 69°39'34" East 96.89 feet; (2) thence South 12°27'51" East 99.30 feet; (3) thence South 25°51'34" West 91.86 feet; (4) thence South 14°37'49" West 61.40 feet; (5) thence South 49°51'47" East 162.29 feet; (6) thence North 81°52'31" East 45.69 feet; (7) thence North 59°33'05" East 101.95 feet; (8) thence South 88°00'13" East 111.22 feet; (9) thence North 75°58'22" East 95.92 feet; (10) thence North 52°25'06" East 141.89 feet; (11) thence North 70°19'13" East 130.40 feet; (12) thence North 67°19'29" East 129.20 feet; (13) thence North 51°43'43" East 241.23 feet; (14) thence North 14°43'28" East 127.45 feet; (15) thence South 74°45'17" East 99.44 feet; (16) thence South 31°42'38" East 167.77 feet, to the East line of the West half of the Northwest quarter of the Northeast quarter of said section; thence South 00°05'50" West 445.37 feet to the Southeast corner of said West half; thence South 00°05'50" West 1320.83 feet, to the beginning. Tax ID & APN: 3794 / 00-0009-2472

NEW PROPERTY DESCRIPTIONS

PARCEL 1: TOWNSHIP 3 SOUTH, RANGE 9 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 26:  
Beginning at a point on the West line of said Section 26 at the Southwest Corner of the North Half of the Southwest Quarter, said point also being the Northwest Corner of Lot 10 of the Wasatch Meadows Subdivision; thence North 0°03'35" East 1319.15 feet along said West section line to the West Quarter Corner; thence North 0°03'55" East 1283.08 feet along said West section line to a point on the South line of Lot 18 of the Sundown Ridge Subdivision; thence North 86°20'20" East 56.20 feet along said Lot line to a point in the centerline of County Road #312; thence North 61°27'53" East 350.08 feet along said Lot line and centerline to the beginning of a 150.00 foot radius curve to the left; thence Northeasterly an arc length distance of 20.32 feet (curve having a central angle of 7°45'36" and a long chord bearing and distance of North 57°35'05" East 20.30 feet) along said Lot line and centerline; thence North 53°42'17" East 131.35 feet along said Lot line and centerline to the corner of Lots 18 and 17 and the beginning of a 150.00 foot radius curve to the right; thence Northeasterly an arc length distance of 74.06 feet (curve having a central angle of 28°17'16" and a long chord bearing and distance of North 67°51'00" East 73.31 feet) along said Lot line and centerline; thence North 81°59'43" East 301.55 feet along said centerline to the corner of Lots 17 and 16; thence leaving said County Road and running South 15°12'23" East 1831.81 feet; thence North 89°00'00" East 150.00 feet; thence North 72°00'00" East 380.00 feet; thence South 57°00'00" East 240.00 feet; thence South 80°00'00" West 110.00 feet; thence South 40°00'00" West 110.00 feet; thence South 58°00'00" West 145.00 feet; thence South 39°00'00" West 145.00 feet; thence South 54°00'00" West 135.00 feet; thence South 23°45'00" East 842.25 feet to a point on the South line of said North Half of said Southwest Quarter, said point being along the North line of Lot 2 of said Wasatch Meadows Subdivision; thence South 89°42'06" West 1885.88 feet to the point of beginning, containing 88.63 acres. Tax ID & APN: 3790 / 00-0009-2423

PARCEL 2: TOWNSHIP 3 SOUTH, RANGE 9 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 26:  
Beginning at the Southeast Corner of the North Half of the Southwest Quarter of said Section 26, said point also being at the Northeast Corner of Lot 2 of the Wasatch Meadows Subdivision and at the Northwest Corner of Lot 1B of the Robbers Roost Subdivision; thence South 89°42'06" West 769.53 feet along the South line of said North Half of said Southwest Quarter, also running along the North line of said Lot 2 of said Wasatch Meadows Subdivision; thence North 23°45'00" West 842.25 feet; thence North 54°00'00" East 135.00 feet; thence North 39°00'00" East 145.00 feet; thence North 58°00'00" East 145.00 feet; thence North 40°00'00" East 110.00 feet; thence North 80°00'00" East 110.00 feet; thence North 57°00'00" East 240.00 feet; thence South 72°00'00" West 380.00 feet; thence South 89°00'00" West 150.00 feet; thence North 15°12'23" West 1831.81 feet to a point in the centerline of County Road #312, said point also being the corner of Lots 16 and 17 of the Sundown Ridge Subdivision; thence North 81°59'43" East 103.70 feet along said Lot line and centerline to the beginning of a 200.00 foot radius curve to the left; thence Northeasterly an arc length distance of 108.75 feet (curve having a central angle of 31°09'15" and a long chord bearing and distance of North 66°25'06" East 107.41 feet) along the South line of said Lot 16 and said centerline to the beginning of a 700.00 foot radius curve to the right; thence Northeasterly an arc length distance of 400.85 feet (curve having a central angle of 32°47'49" and a long chord bearing and distance of North 67°14'22" East 395.24 feet) along the South line of said Lots 16 and 15 and said centerline; thence North 83°38'17" East 544.73 feet along the South line of Lots 15 and 14 and said centerline to the beginning of a 70.00 radius curve to the right; thence Easterly an arc length distance of 55.67 feet (curve having a central angle of 45°32'57" and a long chord bearing and distance of South 73°35'00" East 54.20 feet) along the South line of said Lot 14 and said centerline; thence leaving the South line of the Sundown Ridge Subdivision and the centerline of said County Road #312 and running South 0°01'47" East 167.77 feet along the East right of way line of County Road #312 to the beginning of a 767.00 foot radius curve to the left; thence Southerly an arc length distance of 72.22 feet (curve having a central angle of 5°23'43" and a long chord bearing and distance of South 2°43'39" East 72.20 feet) along said East right of way; thence South 5°25'30" East 698.09 feet along said East right of way to the beginning at a 567.00 foot curve to the left; thence Southerly an arc length distance of 240.08 feet (curve having a central angle of 24°15'37" and a long chord bearing and distance of South 17°33'18" East 238.29 feet) along said East right of way; thence South 29°41'07" East 613.69 feet along said East right of way to the beginning of a 267.00 foot radius curve to the left; thence Southeasterly an arc length distance of 228.36 feet (curve having a central angle of 49°00'16" and a long chord bearing and distance of South 54°11'14" East 221.46 feet) along said North right of way; thence South 78°41'22" East 173.43 feet along said North right of way to the beginning of a 267.00 foot radius curve to the left; thence Easterly an arc length distance of 54.34 feet (curve having a central angle of 11°39'40" and a long chord bearing and distance of South 84°31'12" East 54.25 feet) along said North right of way; thence South 89°56'34" East 225.55 feet along said North right of way to the beginning of a 233.00 foot radius curve to the right; thence Southeasterly an arc length distance of 295.13 feet (curve having a central angle of 72°32'44" and a long chord bearing and distance of South 53°40'12" East 275.70 feet) along said North right of way to a point on the East line of the West Half of the Northwest Quarter of the Southeast Quarter, said point also being on the West line of Lot 52 of the Valle Del Padres Subdivision; thence leaving the East right of way line of said County Road #312 and running South 0°07'03" East 1146.01 feet to the Southeast Corner of said West Half of said Northwest Quarter of said Southeast Quarter, said point also being the Southwest Corner of Lot 51 of said Valle Del Padres Subdivision and the corner of Lots 2 and 3A of said Robbers Roost Subdivision; thence North 89°56'30" West 658.58 feet to the point of beginning, containing 90.99 acres. Tax ID & APN: 3794 / 00-0009-2472

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey, then prepare a Record of Survey and Boundary Line Adjustment plat.  
BASIS OF BEARING: N 0°03'55" E from the West 1/4 corner to the Northwest corner of Section 26 according to the Sundown Ridge Subdivision Plat.  
SURVEY FINDINGS: As shown on plat.  
NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, all easements and rights of way (except as shown), codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S CERTIFICATE

Know all men by these presents: that I, TREN J. GRANT, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, President of Mountains West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of Utah  
County of Duchesne } s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, TREN J. GRANT, the signer of the above OWNER'S CERTIFICATE, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires: \_\_\_\_\_  
Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the

Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah  
County of Duchesne } s.s. Entry Number \_\_\_\_\_ at Page(s) \_\_\_\_\_

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Fee: \_\_\_\_\_

Shelley Brennan Duchesne County Recorder

PREPARED BY  
PEATROSS LAND SURVEYS  
PROFESSIONAL LAND SURVEYOR  
829 EAST 380 NORTH  
HEBER CITY UTAH, 84032

cell: (435)724-4386  
email: cspeatross@ubtanut.com

DRAFTED BY: ASHLEY PEATROSS DATE DRAFTED: 7/27/2011  
SHEET: 1 OF 2 JOB NAME: J.T. GRANT JOB# 1250

County Surveyors File # 3614